

# BEST MANAGEMENT PRACTICES

**BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES:**

1. STOCKPILES OF EARTH, SAND AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. THIS INCLUDES SAND FOR STUCCO, DRYWALL, DEMOLITION DEBRIS, DRYWALL "MUD PACKAGING," ETC.
2. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN CONTAINERS WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
3. NON-STORM WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE SITE.
4. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS A SOLID WASTE.
5. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
6. SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

**GENERAL NOTES**

1. **INTENT TO COMPLY.** THIS PROJECT SHALL COMPLY WITH:  
2019 CA RESIDENTIAL CODE  
2019 CA PLUMBING CODE  
2019 CA ELECTRICAL CODE  
2019 CA MECHANICAL CODE  
2019 CA FIRE CODE  
2019 CA ENERGY CODE  
2019 CA GREEN BUILDING STANDARDS CODE  
AND ALL AMENDMENTS AS ADOPTED IN SANTA BARBARA CITY ORDINANCE 5780.  
2. THE CONTRACTOR SHALL INVESTIGATE, VERIFY, AND BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND INCONSISTANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND EXISTING CONDITIONS PRIOR TO SUBMITTING BID.  
3. CONTRACTOR SHALL NOTIFY THE ARCHITECT ABOUT ANY CONDITIONS REQUIRING A MODIFICATION OR CHANGE BEFORE PROCEEDING WITH THE WORK.  
4. ALL CONSTRUCTION TO PROVIDE A WATERPROOF\*, WEATHER TIGHT BUILDING. CONTRACTOR SHALL FLASH AND CAULK AS NECESSARY TO ACHIEVE THIS REQUIREMENT.  
5. CONTRACTOR SHALL MEET ALL CBC AND LOCAL CODE REQUIREMENTS REGARDING FOUNDATION CRAWL SPACE CROSS VENTILATION AND ATTIC CROSS VENTILATION.  
6. ALL BUILDING FOUNDATION WALLS ON THE EXTERIOR SIDE, BELOW GRADE, SHALL BE WATERPROOFED. MATERIALS USED TO ACHIEVE THIS REQUIREMENT SHALL BE APPROVED BY ARCHITECT PRIOR TO ORDERING OR INSTALLING MATERIAL.  
7. FINISH GRADE SHALL SLOPE AWAY FROM BUILDINGS A MIN. OF 5% FOR A MIN. 10 FT. TO A DRAINAGE SWALE OR HARD PIPE SYSTEM DIRECTING WATER OUT AND AWAY FROM BUILDING TO A SUITABLE OUTLET (U.N.O.).  
8. ALL EXTERIOR WALLS TO BE OPENED DURING CONSTRUCTION SHALL HAVE KRAFT FACED BATT INSULATION OR G-CLADDED OUT IN THE TITLE 24 REPORT.  
9. ALL JOIST SPACES BETWEEN FLOORS SHALL HAVE R-30 BATT INSULATION.  
10. ALL 2X4 INTERIOR WALLS SHALL HAVE KRAFT FACED R-13 BATT INSULATION.  
11. ALL 2X6 INTERIOR WALLS SHALL HAVE KRAFT FACED R-19 BATT INSULATION.  
12. OPEN SIDES OF PORCHES, DECKS AND BALCONIES MORE THAN 30" ABOVE ADJACENT GRADE SHALL HAVE 42" MIN. HEIGHT GUARDRAILS AND HAVE NO OPENING THAT WILL ALLOW PASSAGE OF A 4" DIAMETER SPHERE .  
13. CONTRACTOR SHALL NOT SCALE DRAWINGS.

**F.A.R. CALCULATOR**

\*Instructions: Enter the information in the white boxes below. The spreadsheet will calculate the proposed FAR (floor area ratio), the 100% max FAR (per the Zoning Ordinance), and the 85% max FAR (per the Zoning Ordinance). Additionally it will determine whether a FAR Modification is required.

The Net Lot Area does not include any Public Road Easements or Public Road Right-of-Way areas. The proposed TOTAL Net FAR Floor Area shall include the net floor area of all stories of all buildings, but may or may not include basement/floor area. For further clarification on these definitions please refer to SBMC §28.15.063.\*

ENTER Project Address:	1674 Franceschi Road
Is there a basement or cellar existing or proposed?	No
ENTER Proposed TOTAL Net FAR Floor Area (in sq. ft.):	3,864 sf
ENTER Zone ONLY from drop-down list:	RS-1A
ENTER Net Lot Area (in sq. ft.):	29,311 sf
Is the height of existing or proposed buildings 17 feet or greater?	Yes
Are existing or proposed buildings two stories or greater?	Yes
The FAR Requirements are:	GUIDELINE**
ENTER Average Slope of Lot:	4.00%
Does the height of existing or proposed buildings exceed 25 feet?	No
Is the site in the Hillside Design District?	Yes
Does the project include 500 or more cu. yds. of grading outside the main building footprint?	No
An FAR MOD is not required per SBMC §28.15	
FLOOR AREA RATIO (FAR):	0.132
Lot Size Range:	>= 20,000 sq. ft.
MAX FAR Calculation (in sq. ft.):	4,430 + (0.013 x lot size in sq. ft.)
100% MAX FAR:	0.161
100% MAX FAR (in sq. ft.):	4,820
85% of MAX FAR (in sq. ft.):	4,097
80% of MAX FAR (in sq. ft.):	3,856
The 3,864 square foot proposed total is 81% of the MAX FAR.*	

\* NOTE: Percentage total is rounded up.

\*\*NOTE: If your project is located on a site with multiple or overlay zones, please contact Planning Staff to confirm whether the FAR limitations are "Required" or "Guideline".

PROJECT STATISTICS									
APN: 019-102-042		Address: 1674 Francheschi Road							
A. Residential Project Statistics									
EXISTING									
Bldg. No.	Floor	Main Building(s)	Structure Type	Zoning	Net		Building & Safety Floor Area (B&S Gross)	Alteration/Remodel B&S Gross	
1	existing		Main floor Single-Family 3+ Bedrm.		2377	2577		1570	
2	existing		Upper floor Single Family 3+ Bedrm.		563	877		563	
					+				
					+				
Existing Main Building Area SUBTOTALS:						2940	3454		
Garage/Carport									
1	existing	attached		Garage	+	572	613		
Accessory Structures									
existing					+				
existing					+				
existing					+				
Basement or Cellar									
existing									
Existing Area TOTALS:						3512		4067	
PROPOSED FOR DEMOLITION OR CHANGE OF USE									
Bldg. No.	Floor	Main Building(s)	Structure Type	Zoning	Net		B&S Gross		
1					-26	-26		square feet	
1								square feet	
Demolition or Change of Use Area SUBTOTALS:						-26	-26		
Garage/Carport									
1		attached		conversion of Garage to SFD		-43	-44	square feet	
Accessory Structures									
existing		detached						square feet	
existing		detached						square feet	
Basement or Cellar									
existing								square feet	
Demolition or Change of Use Area TOTALS:						-69	-70		
PROPOSED NEW CONSTRUCTION, INCLUDING ANY "AS BUILT" PROPOSALS									
Bldg. No.	Floor	Main Building(s)	Structure Type	Zoning	Net		B&S Gross		
1					43	44		square feet	
1					378	404		square feet	
					+				
Proposed Area SUBTOTALS:						421	448		
Garage/Carport									
existing								square feet	
Accessory Structures									
existing		attached						square feet	
existing								square feet	
Non-Habitable Accessory Total:						n.a.	n.a.		
Basement or Cellar									
existing								square feet	
Proposed Area TOTALS:						421	448		
RESIDENTIAL TOTAL (EXISTING - DEMOLITION + NEW) =						3864	4,445		
*B&S Gross res. sq. ft. includes useable roof deck sq. ft. from "General Sheet". SCHOOL FEE SQ. FT. ESTIMATE =						0			
								(CA Gov. Code §63000) rev.6/30/07	
C. General Project Statistics									
FLOOR TO AREA RATIO (FAR) (SBMC § 28.87.300)					LANDSCAPING (SBMC § 22.80.027)				
Lot Area 29997 Existing FAR 0.12					For projects requiring landscape plans only:				
- Public Right of Way Areas 0 Proposed FAR 0.14					Percent Water Wise Landscape Area				
Net Lot Area 29997 sq.ft.					Water Wise Landscape Area in sq. ft.				
*FAR is calculated by dividing net proposed resulting project square feet by net lot area					High Water Landscape Area in sq. ft.				
					Total Landscape Area in sq. ft.				
PROJECT RESIDENTIAL UNIT TOTALS									
At project studios 1-bdrm 2-bdrm 3+ bdrm					BUILDING CODE INFORMATION				
completion					Construction Type		Occupancy Group		
					V-B		R3		
PARKING					(SBMC § 28.90.001)				
Code Required Spaces for Existing Development					covered	2	uncovered	0	
Existing Spaces					covered	2	uncovered	0	
Code Required Spaces for Proposed Project					covered	2	uncovered	0	
Total Proposed Project Spaces (at project completion)					covered	2	uncovered	0	
MAXIMUM HEIGHT OF NEW CONSTRUCTION					(SBMC § 28.04.110)				
Feet (at top of building ridge, from natural or finished grade, whichever is lower):					22'0 1/2"				
GRADING & SLOPE									
Under Main Building and within 5' of Main Building					Average Slope: 4%				
					This part of form for preliminary ABR or HLC approval.				
0 Cut					Where cut is going to:		On-Site Fill 0 Off-Site Export 0		
0 Fill					Where fill is from:		On-Site Cut 0 Off-Site Import 0		
n.a. Recompaction									
0 TOTAL Main Building Footprint Grading					TOTAL Grading: 0				
Elsewhere on Site (ex.: under driveway, detached garage, swimming pools or other accessory structures)					This part of form for preliminary ABR or HLC approval.				
0 Cut					Where cut is going to:		On-Site Fill 0 Off-Site Export 0		
0 Fill**					Where fill is from:		On-Site Cut 0 Off-Site Import 0		
0 Recompaction									
**includes fill added for reconnection activities outside the main building footprint.									
DECKS, LOGGIAS & PATIOS (for Building & Safety Permitting, Inspection & Fees) (CA UBC § 207)									
1st Floor:									
Uncovered Existing: 0 Demolition: 0 New: 0					Existing - Demolition + New= 0				
Covered: Existing: 0 Demolition: 0 New: 479					Existing - Demolition + New= 479				
Upper Floors									
Uncovered Existing: 0 Demolition: 0 New: 0					Existing - Demolition + New= 0				
Covered: Existing: 0 Demolition: 0 New: 0					Existing - Demolition + New= 0				
Roof Decks									
Uncovered: Existing: 0 Demolition: 0 New: 0					Existing - Demolition + New= 0				
PROPOSED RESULTING PROJECT SUMMARY (SBMC § 28.87.300)									
PROPOSED RESIDENTIAL (EXISTING - DEMOLITION + NEW)					Net		Gross		
PROPOSED COMMERCIAL (EXISTING - DEMOLITION + NEW)					3166		3700		
PROPOSED GARAGE/CARPORT (EXISTING - DEMOLITION + NEW)					698		745		
TOTAL:					3864		4445		
STATISTICS FORM PREPARER CONTACT INFO									
Project Statistics Form Preparer (Name): Jim Davis					Project Role: Architect				
Date: 8/26/19 e-mail: watedavisdesign@gmail.com					Phone: 805 963-2414				

VICINITY MAP

PROJECT INFORMATION

OWNER:

SITE:

APN:

ZONE DISTRICT:

LOT SIZE:

SLOPE:

FIRE ZONE:

OCCUPANCY TYPE:

CONSTRUCTION TYPE:

FIRE SPRINKLERS REQUIRED:

DAVID & RHONDA FREEBURN  
1674 FRANCHESCHI ROAD  
SANTA BARBARA, CA

019-102-042  
RS-1A  
Riviera: Riviera  
0.69 AC  
29,997 SF  
4%  
YES  
R-3/U  
V-B NON RATED  
NO

AREA CALCULATIONS

(E) RESIDENCE:  
EXISTING 1ST FLOOR:  
EXISTING 2ND FLOOR:  

(E) SFD TOTAL:

(E) ATTACHED GARAGE  
DEMO PORTION OF SFD  
CONVERT PORTION OF GAR. TO SFD  
ADDITION TO SFD 1ST FLOOR  

SFD TOTAL:  
GARAGE TOTAL:  
TOTAL:

NET SF  
563 SF  
2,377 SF  
2,940 SF  
-26 SF  
-43 SF+  
+378 SF  
3,335 SF  
529 SF  
3,864 SF

GROSS SF  
877 SF  
2,577 SF  
3,454 SF  
613 SF  
-26 SF  
-44 SF+  
+404 SF  
3,876 SF  
569 SF  
4,445 SF

(N) COVERED PATIO  
GRADING QUANTITIES:  
0 CY GRADING PROPOSED

PROJECT DIRECTORY

ARCHITECT:

OWNER:

WADE DAVIS DESIGN  
512 BRINKERHOFF AVENUE  
SANTA BARBARA, CA 93101  
PHONE: (805) 963.2414

DAVID AND RHONDA FREEBURN  
1674 FRANCESCHI ROAD  
SANTA BARBARA, CA

SCOPE OF WORK

1. INTERIOR REMODEL.

2. 1st FLOOR ADDITION TO RESIDENCE.

3. CONVERT PORTION OF GARAGE TO RESIDENCE.

4. NEW SLIDING ENTRY GATE.

5. NEW COVERED PORCH.

6. EXTERIOR CHANGES:

A. NEW WINDOWS

B. CUT BACK EAVES

DRAWING INDEX

● SINGLE FAMILY DESIGN SUBMITTAL

ARCHITECTURAL:

● C COVERSHEET

● A-0.0 SITE PHOTOS

● A-0.1 NEIGHBORHOOD CONTEXT PHOTOS

● A-1.0 EXISTING SITE PLAN

● A-1.1 PROPOSED SITE PLAN

● A-2.0 EXISTING & PROPOSED FLOORS

● A-3.0 EXISTING & PROPOSED ELEVATIONS

S.W.M.P - LOT COVERAGE

SITE:

(E) IMPERVIOUS DRIVEWAY

(E) IMPERVIOUS DRIVEWAY TO BE REMOVED

(E) RESIDENCE (ROOF AREA)

(E) IMPERVIOUS SURFACES (PATIOS & PATHWAYS)

(E) IMPERVIOUS SURFACES TO BE DEMO'D

(E) PERMEABLE PATHWAYS

(E) LANDCAPE AREAS

(N) IMPERVIOUS SURFACES CONCRETE PATHWAY

(N) ADDITION TO SFD & COVERED PATIO

29,997 SF

4890 SF

-1220 SF

4467 SF

1438 SF

-1276 SF

750 SF

22604 SF

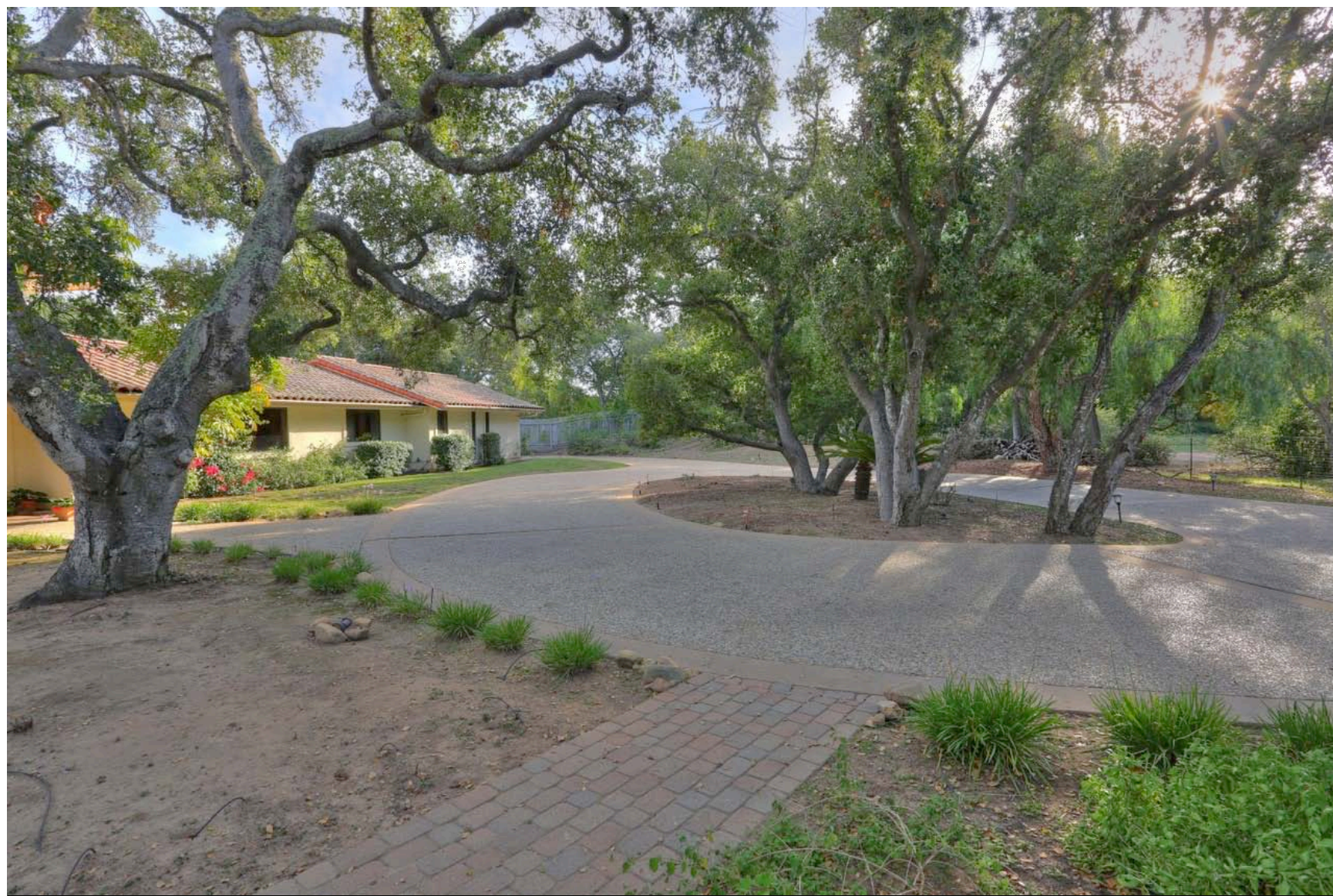
+411 SF

+879 SF

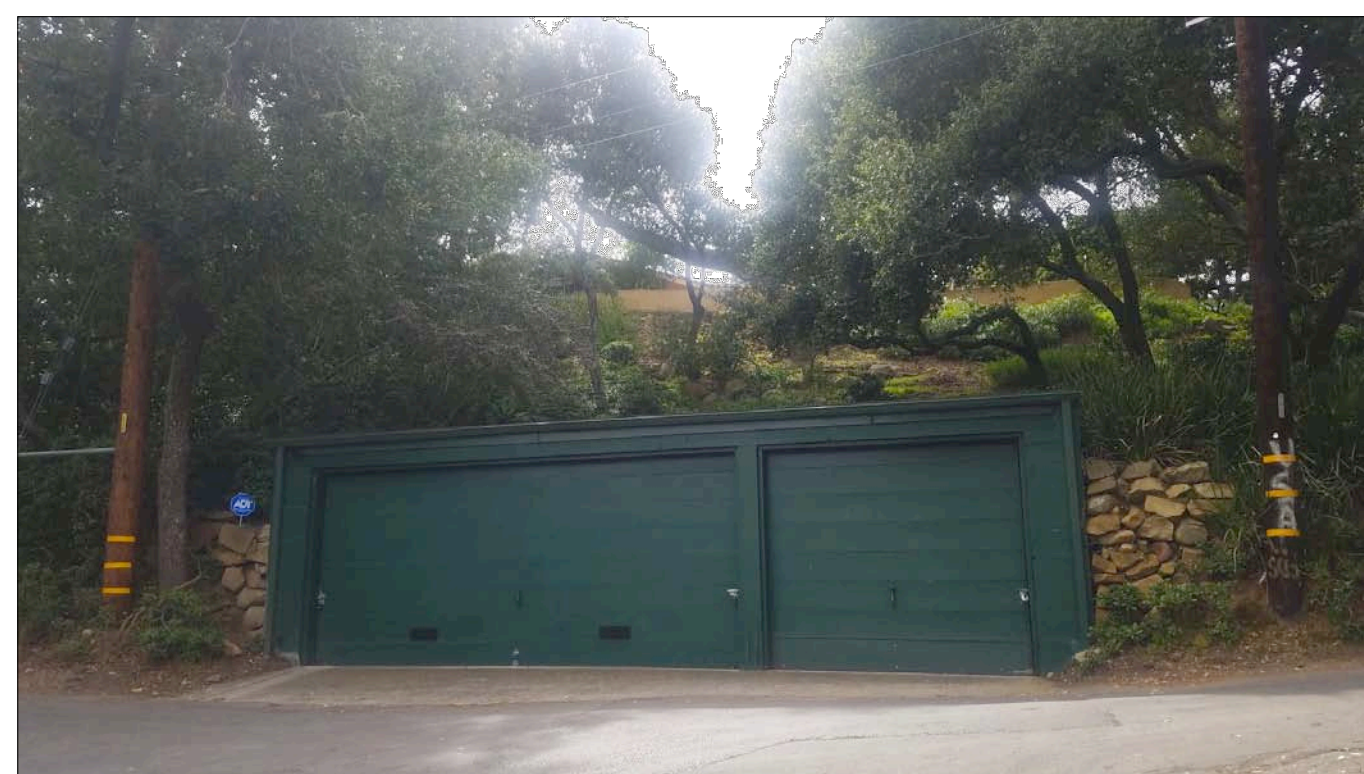
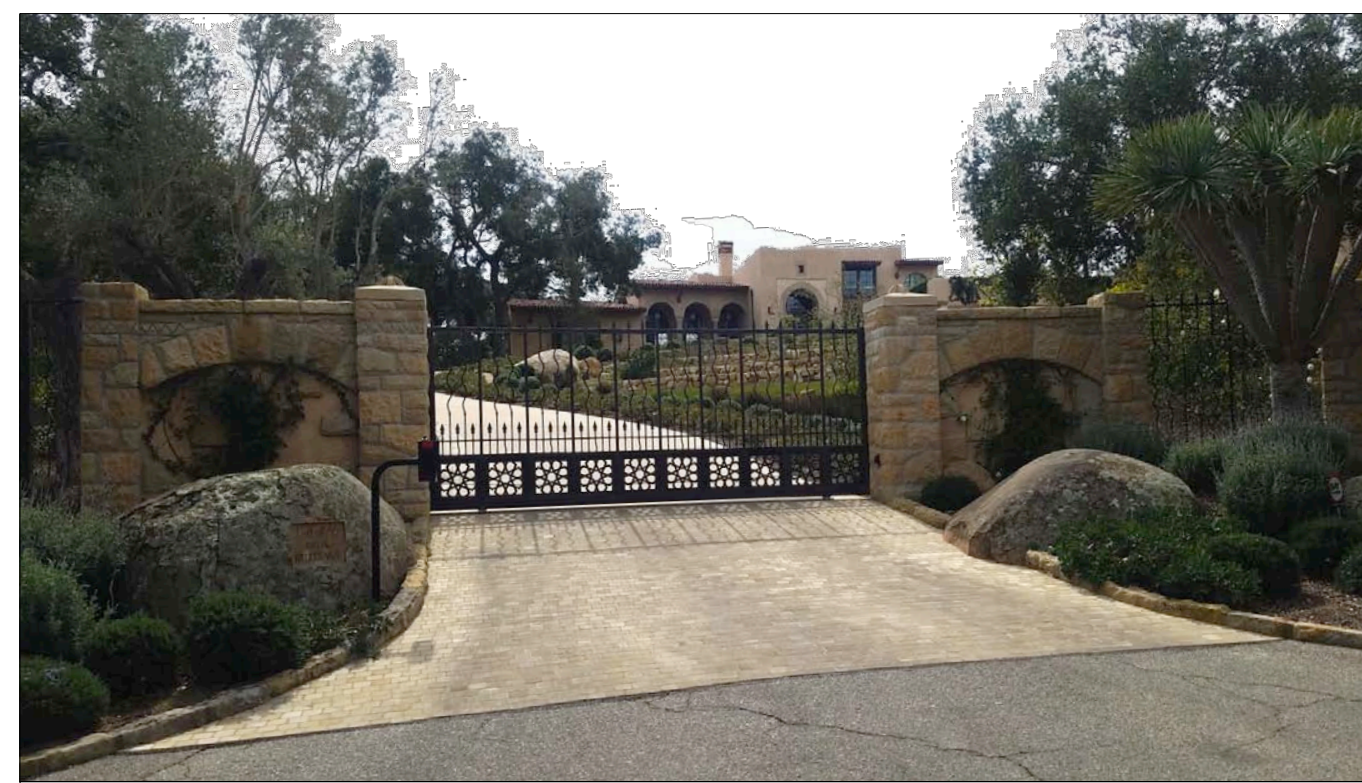
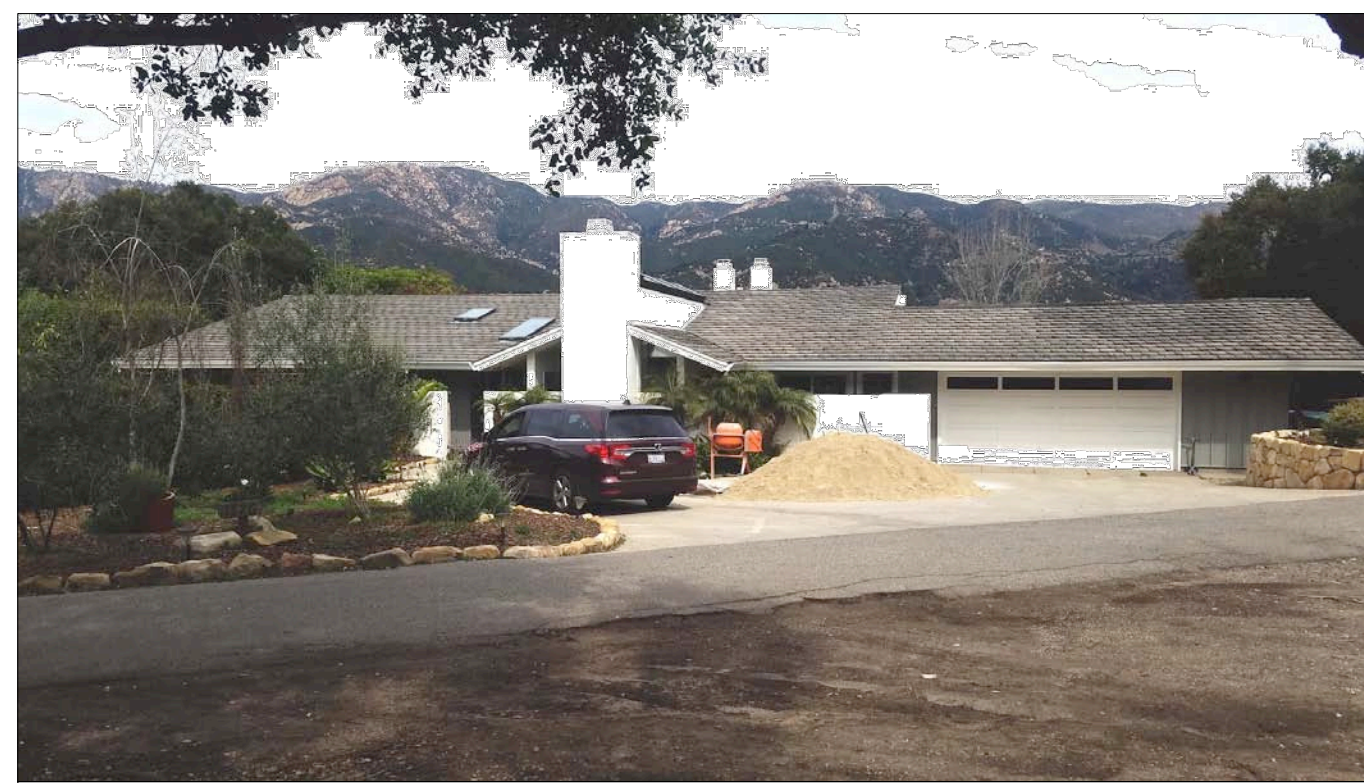
(N) IMPERVIOUS AREA TOTAL: +920 SF

THEREFORE PROJECT TO MEET TIER SWMP REQUIREMENTS













File name: A-1.1 - FREEBURN.dwg, .wxd

1550 FRANCESCHI RD  
APN: 019-102-015

1678 FRANCESCHI RD  
APN: 019-102-005

1502 FRANCESCHI RD  
APN: 019-102-043

1437 HILLCREST RD  
APN: 019-102-024

1475 HILLCREST RD  
APN: 019-102-019

WASTE DESIGN  
512 BRINKERHOFF AVENUE  
SANTA BARBARA, CA 93101  
805.963.2414  
wastedesign@gmail.com

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PROJECT

JOB NO: 0000

FREEBURN  
REMODEL/ADDITION  
1674 FRANCESCHI ROAD  
SANTA BARBARA, CA

DESCRIPTION

SCALE  
1/8" = 1'-0"

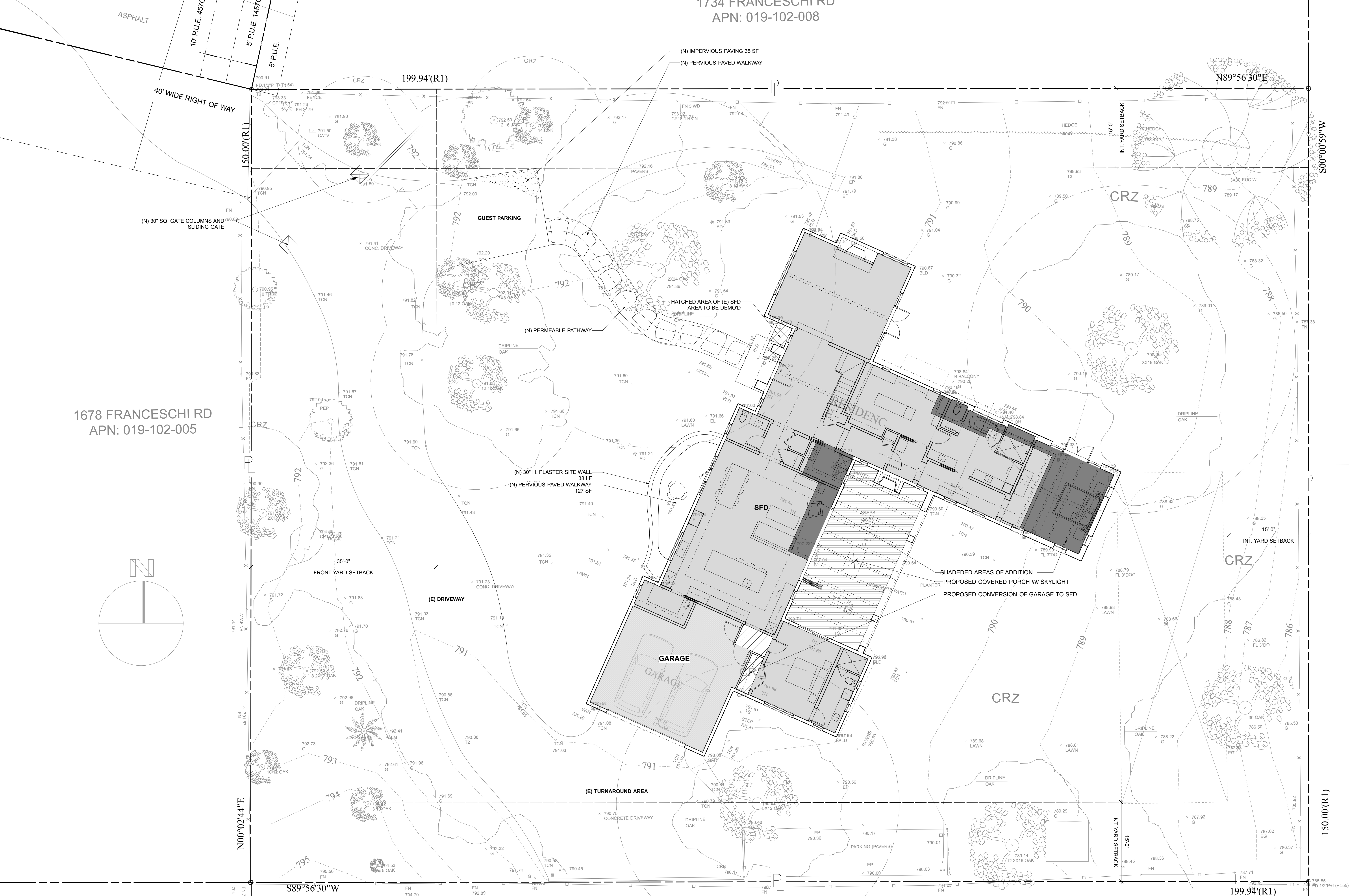
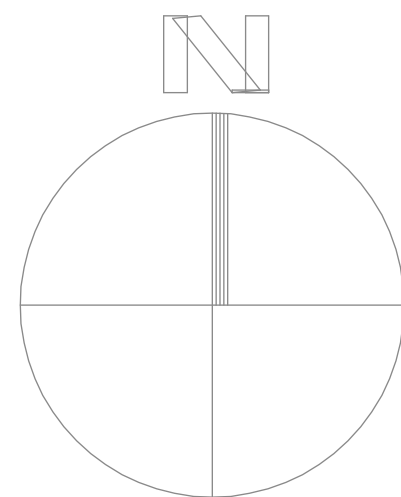
PROPOSED SITE PLAN

SHEET NO.

REF: NORTH

A-1.1  
Plot Date: Feb 27, 2020

SITE PLAN  
SCALE: 1/8" = 1'-0"





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PROJECT	JOB NO. 0000
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**FREEBURN ADDITION**  
1674 FRANCESCHI ROAD  
SANTA BARBARA, CA 93105

DESCRIPTION	SCALE
<b>EXISTING &amp; PROPOSED FLOOR PLANS</b>	

SHEET NO.	REF. NORTH
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**A-2.0**  
Plot Date: 02.27.2020





PROJECT	JOB NO.
<h1 style="text-align: center;">FREEBURN</h1> <h2 style="text-align: center;">REMODEL/ADDITION</h2> <p style="text-align: center;">1674 FRANCESCHI ROAD SANTA BARBARA, CA</p>	
DESCRIPTION	SCALE 1/8" = 1'-0"
<h3>EXISTING &amp; PROPOSED EXTERIOR ELEVATIONS</h3>	
SHEET NO.	REF. NORTH